

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
May 9, 2016

COMMISSIONERS

Jason Truesdell, Chairman (2018)
James Labit, Secretary (2016)
Joni Korte (2016)
Nelson Nolte (2017)
Jack Fluchel (2019)
Mark Smith (2018)
Dave Willson, Mayor

CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member
Erika Kennett, Director of Planning & Zoning
Kimberly Fels, Recording Secretary

CASES

- A. CASE #16-SP-006** – A request for Site Plan Approval has been made by Rolwes Construction on behalf of Ron and Pamela Brewer for a new single family dwelling to be constructed at 520 Joyce Ann Drive. The property is zoned R-1 Single Family Residential.
- B. CASE #16-SUP-004** – A request for a Special Use permit has been made by Hong Zhen, Pan-Asia Market II, LLC. for a grocery store exceeding 10,000 square feet at 14244 Manchester Road. The property is zoned C-1 Commercial District.

REPRESENTATIVES OF CASES

- **Jim Rolwes**
Rolwes Construction Inc.
PO Box 454
Ballwin, MO 63022
314-280-7558
- **Jin Lin**
Pan-Asia Market
14246 Manchester Road
Manchester, MO 63011
646-229-9303
- **Nick Garavaglia**
CBRE
108 Carondelet Plaza, Ste. 1400
St. Louis, MO 63105
314-657-7755

1. CALL TO ORDER

Chairman Truesdell called the Planning and Zoning meeting of May 9, 2016 to order at 7:00 p.m.

2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Nelson Nolte	Excused	Erika Kennett, Director	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of April 25, 2016. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

A. CASE #16-SP-006 – A request for Site Plan Approval has been made by Rolwes Construction on behalf of Ron and Pamela Brewer for a new single family dwelling to be constructed at 520 Joyce Ann Drive. The property is zoned R-1 Single Family Residential.

Speaking for the case is Jim Rolwes of Rolwes Construction. Mr. Rolwes explained that this site plan application was for a custom built single family ranch on a very large lot.

Director Kennett provided the staff report and highlighted the quality projects already presented by Rolwes Construction, this follows in line and remains in character with the surrounding area. Chairman Truesdell asked if there were any concerns with impervious surfaces. Director Kennett said there were no concerns and therefore no rain-barrels required.

Commissioner Labit asked about the dry-wells that were shown in the plans. Mr. Rolwes said that the engineer thought it was something that they should provide; it will collect the rainwater from the gutters and will hold it. There is plenty of room on the lot being that it is one of the largest lots on the street. Alderman Clement followed up wondering if the homeowners would install the dry-wells or if it's part of the home construction. Mr. Rolwes confirmed that the builders would be installing it.

Chairman Truesdell asked if there was an existing structure on the property or has it already been demolished. Mr. Rolwes clarified that there is an existing structure on the property. Chairman Truesdell asked when the target date for completion would be. Mr. Rolwes said that if he receives approval and everything lines up then he would like to start on the project in June and be finished by the end of November.

Chairman Truesdell made the motion for approval of the Site Plan of CASE #16-SP-006. Commissioner Labit seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

- B. CASE #16-SUP-004** – A request for Special Use permit has been made by Hong Zhen of Pan-Asia Market II, LLC for a grocery store exceeding 10,000 square feet at 14244 Manchester Road. The property is zoned C-1 Commercial District.

Jin Lin of Pan Asia Market introduced the case. Mr. Lin will be the General Manager of the new Asian grocery store in Manchester. The business began in Omaha, Nebraska and has expanded to Overland Park, Kansas. This would be another expansion into the Manchester, Missouri area and would be housed in a remodeled former furniture store location. Chairman Truesdell confirmed that this market would be contained in a location of 24,000 square feet.

Also to represent was broker Nick Garavaglia of CBRE. Nick provided the background of his client, Hong Zhen, choosing the location for his business expansion to Manchester. Mr. Garavaglia mentioned that his client owns a lot of real estate in Omaha, with about 8 restaurant locations and having moved into the higher-end grocery store market. Nick said that this grocery store would take over the old Thomasville furniture location and that Mr. Zhen was pleased with the demographic that the City of Manchester provided which would match his business in Kansas.

Director Kennett provided the Staff Report and referenced that this business calls out the strength of demographic that the City of Manchester provides for proposed businesses. Ms. Kennett brought attention to the pictures provided in the packet that showed Mr. Zhen's polished and attractive Overland Park, Kansas Pan-Asia Market grocery store. Also, Ms. Kennett clarified that there would not be any problem with meeting parking requirements, as there is a parking breakdown of the whole complex and provides ample parking spaces for this type of business. Staff believes this is a welcomed addition to the community.

Commissioner Korte clarified that the hours of operation would be 7 days a week, from 9 a.m. to about 8:30 p.m. and that the business would employ about 30 people. Mr. Lin confirmed the times and employees saying that the Manchester location would be very similar to the Kansas store but would include about 4,000 more square feet.

Commissioner Smith asked for clarification as to why this type of business needed a Special Use Permit. Ms. Kennett replied that Special Use Permits are required for grocery stores larger than 10,000 square feet in the C-1 Commercial district.

Alderman Clement asked if the Special Use permit were granted, when the renovation could be expected and what the proposed opening date would be for this business. Mr. Lin said that the renovations would probably take about 5 months, leading the project to be finalized and ready for opening early next year. Alderman Clement asked how the new employees would be found and if they would be from the local area. Mr. Lin replied that they would advertise for new employees from the local area.

Chairman Truesdell said that the plans looked good. He is excited at the prospect for that area of Manchester to be brought back to life. Chairman Truesdell asked if there would be prepared foods on site. Mr. Lin said that they are planning on having a bakery and maybe some barbeque. Mr. Lin also confirmed that they are planning to have liquor sales.

Commissioner Labit was curious about other tenants and their capacity for parking spaces. Ms. Kennett said that there is a good amount of additional parking spaces for the other tenants, but that parking requirements would be considered on a case by case basis. Mr. Labit asked about the signage on Manchester Road. Mr. Garavaglia answered that the marquee sign on the road was deciphered through the Academy Sports project, and that there is allowance through the lease for Pan-Asia (and others) to be listed on the sign.

Commissioner Labit made the motion for favorable recommendation of the Special Use Permit of CASE #16-SUP-004. Chairman Truesdell seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Kennett confirmed that there would be no Planning & Zoning Commission meeting on May 23rd, the next meeting will be in June.

8. EX-OFFICIO'S REPORT

Alderman Clement said that the last Board of Alderman meeting actually was comprised of two meetings. The first part wrapped up business and approved the election results with the Mayor and 3 Alderman were sworn in. The second part consisted of 3 public hearings dealing with cases that were recommended by the Planning and Zoning Commission.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairman Truesdell asked Alderman Clement about the scoreboard public hearing. Alderman Clement answered that Parkway South High School has requested to change their scoreboard to be similar to the other Parkway District schools. This request has been handled by the City Attorney and is being discussed before the Board of Alderman.

10. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of May 9, 2016 at 7:20 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	0	2

Respectfully submitted by:
Kimberly Fels, Recording Secretary
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